

Region 3 GPRA Baseline RCRA Corrective Action Facility

Elf Atochem North America - Cornwells Heights Plant/Bensalem Redevelopment

2375 State Road

Bensalem, PA 19020

Congressional District 8, EPA ID #: PAD002290823

Site Property Area: 25 Acres

Last Updated 6/30/2005

Current Progress at the Site

On May 13, 2005, EPA awarded a \$250,000 Brownfields Grant to the Bucks County Redevelopment Authority to assist in the cleanup of this property. Bensalem Redevelopment LP (BRLP), the current site owner, plans to redevelop the site as a mixed-use area, including residential space, commercial space, and greenspace.

Elf Atochem completed a preliminary evaluation of the soil and groundwater contamination at several areas of the facility in April 1996. The current site owner, Bensalem Redevelopment LP, submitted a Letter of Commitment to complete a site-wide environmental investigation. The site-wide characterization was conducted from December 2003 through February 2004. A second round of facility-wide groundwater sampling was conducted in May 2004. A Remedial Investigation/Risk Assessment Report that summarized the above fieldwork (with the exception of the second round of groundwater sampling) was submitted to EPA in May 2004. Based on the RI/RA Report, additional soil and groundwater samples were collected in September/October 2004 to further characterize the current site conditions. A Final Characterization Report was submitted to EPA in late November 2004. The site characterizations indicated that some of the site soils and groundwater have been impacted by contaminants including chlorinated organics, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), pesticides and arsenic. Based on the analytical results of the site characterizations, Bensalem Redevelopment is currently drafting a Remedial Alternatives Analysis/Remedial Action Plan for the site, which is expected to be submitted to EPA in July 2005.

Based on the available historical site information, the former Elf Atochem facility achieved a "Yes" determination for the Current Human Exposures Under Control Environmental Indicator (EI) in August 2004. EPA has requested and Bensalem Redevelopment has agreed to install an upgradient well along State Road in the saprolite aquifer. After this monitoring well is installed, sampled and analyzed, the Migration of Contaminated Groundwater Under Control EI determination will be evaluated.

Site Description

The Facility is located on State Road in Bucks County, Pennsylvania. Although the Facility is now inactive, it was the site of several manufacturing operations beginning with a shipbuilding

company in 1917. In the 1940s, the site was owned by the U.S. Government and was used for sulfuric acid, hydrogen fluoride and cryolite production, as well as aluminum refining. From the 1950s through the 1990s, site operations included the blending of chemicals for cleaning and lubricating agents for the laundry and metal working industries, and the repackaging of bulk materials such as refrigerants and hydrochloric acid. In 1997, all manufacturing operations were terminated, equipment was removed from the property and the buildings were decommissioned.

Site Responsibility

RCRA Corrective Action activities at this facility are being conducted under the direction of EPA Region 3 with assistance from the State. Bensalem Redevelopment LP is seeking a release from liability under PADEP's Land Recycling (Act II) Program.

Contaminants

The groundwater at the site contains elevated levels of a few chlorinated organic chemicals and a few metals. The groundwater is not used as a drinking water source; however, it does discharge into the Delaware River.

Community Interaction

Bensalem Redevelopment, LP borders the Delaware River and is located in an industrial/commercial area. The facility is situated within an area designated as a State Enterprise Zone. Designated enterprise zones are given priority consideration to facilitate identified business investment and job creation opportunities. The Bucks County Redevelopment Authority (BCRA) has received a site assessment grant from Pennsylvania's Department of Community and Economic Development to conduct the investigation described above. Bensalem Township along with BCRA also applied for EPA's Brownfield Assessment, Revolving Loan Fund, and Cleanup Grants for site remediation.

Institutional Controls

There are no institutional controls in effect at this time. This is likely to change as the facility moves through the Corrective Action process prior to actual site redevelopment.

Government Contact

EPA Project Manager
Mr. Andrew Clibanoff - 3WC22
U.S. Environmental Protection Agency - Region III
1650 Arch Street
Philadelphia, PA 19103-2029
Phone: (215) 814-3391

Email: clibanoff.andrew@epa.gov

Facility Contact

Mr. Joe Casey
Mignatti Companies
2310 Ternwood Drive
P.O. Box 249
Huntingdon Valley, PA 19006-0249
Phone: (215) 947-2800

For more information about EPA's corrective action webpage, including Environmental Indicators, please visit our site at: www.epa.gov/reg3wcmd/correctiveaction.htm